



OCP and Rezoning Applications

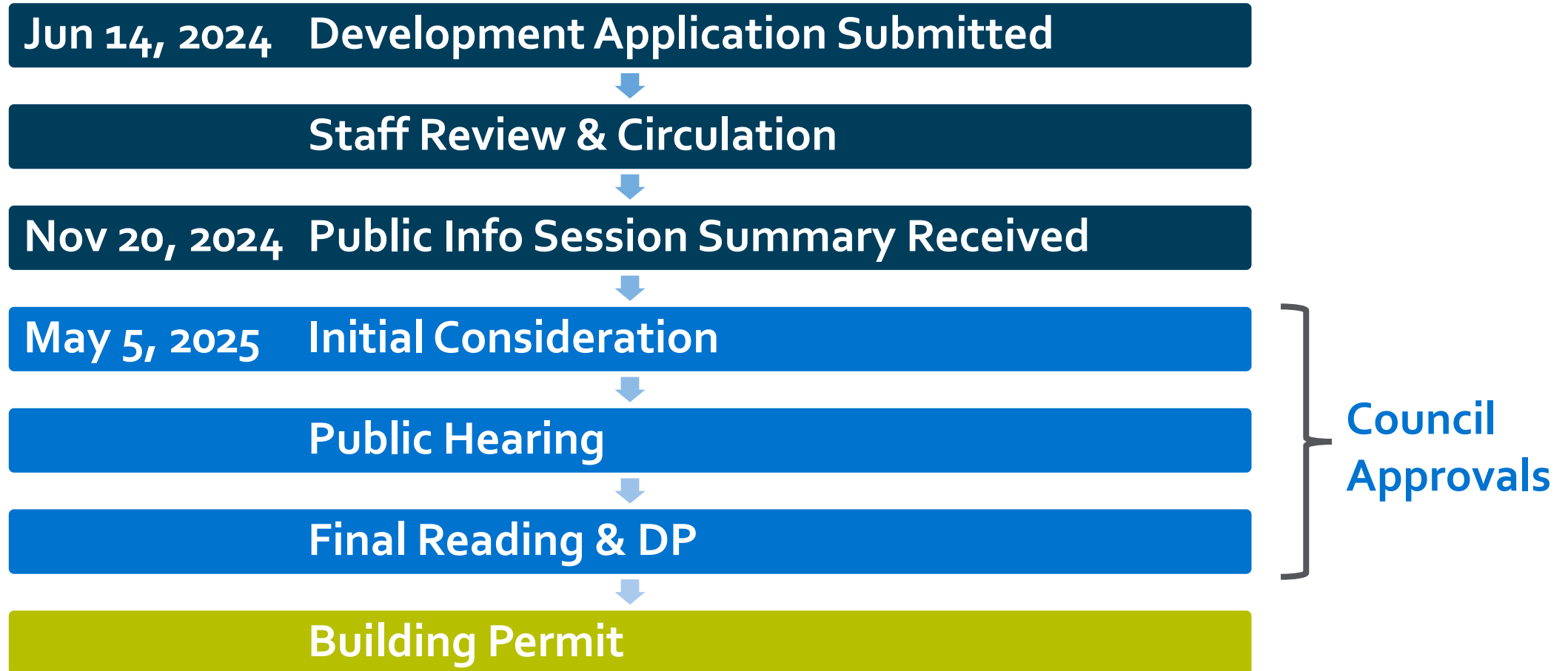
5020 Killdeer Rd

OCP24-0008 Z24-0031

Purpose

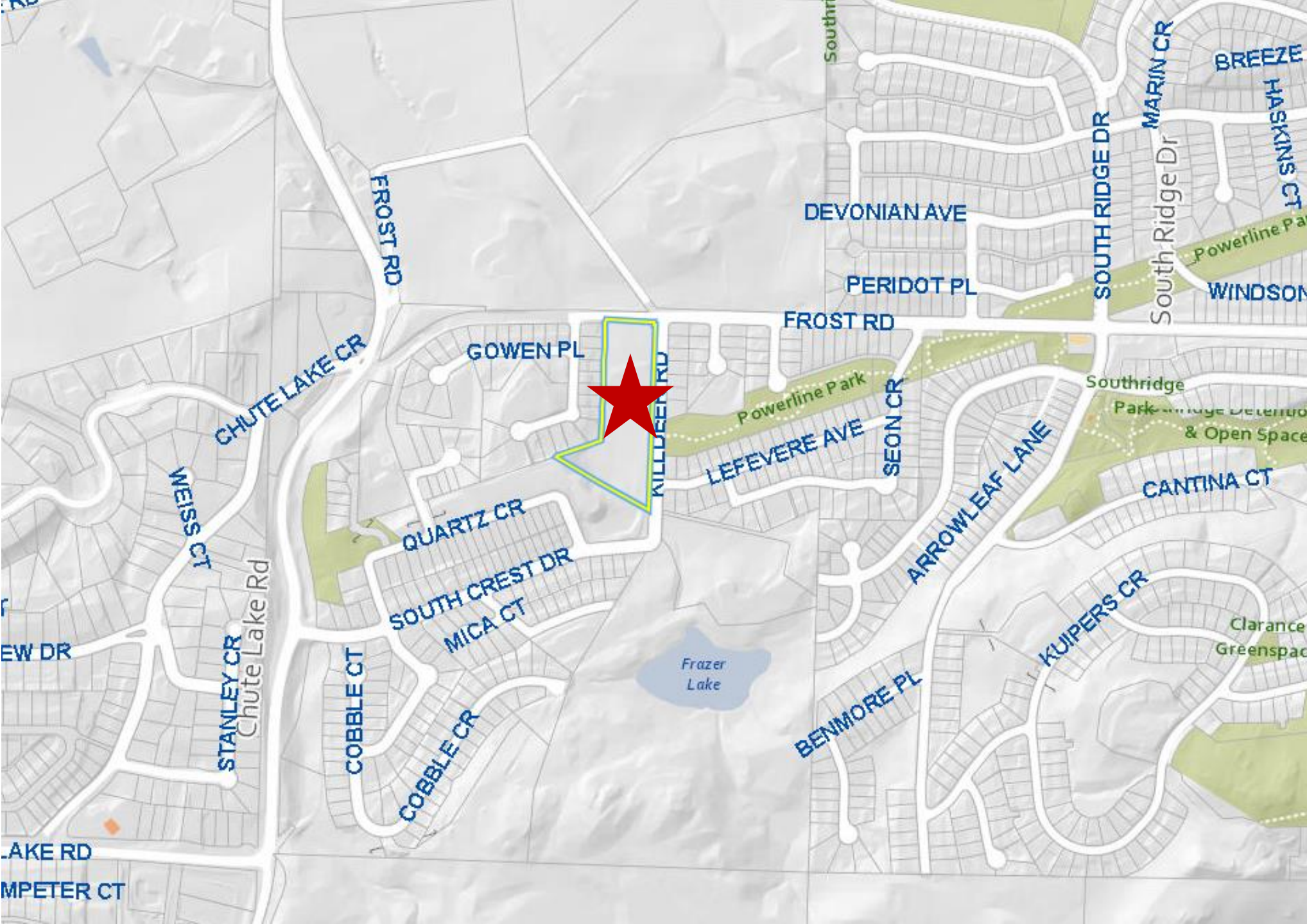
To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban – Residential designation to the S-MU – Suburban – Multiple Unit and NAT – Natural Areas designations and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

Development Process



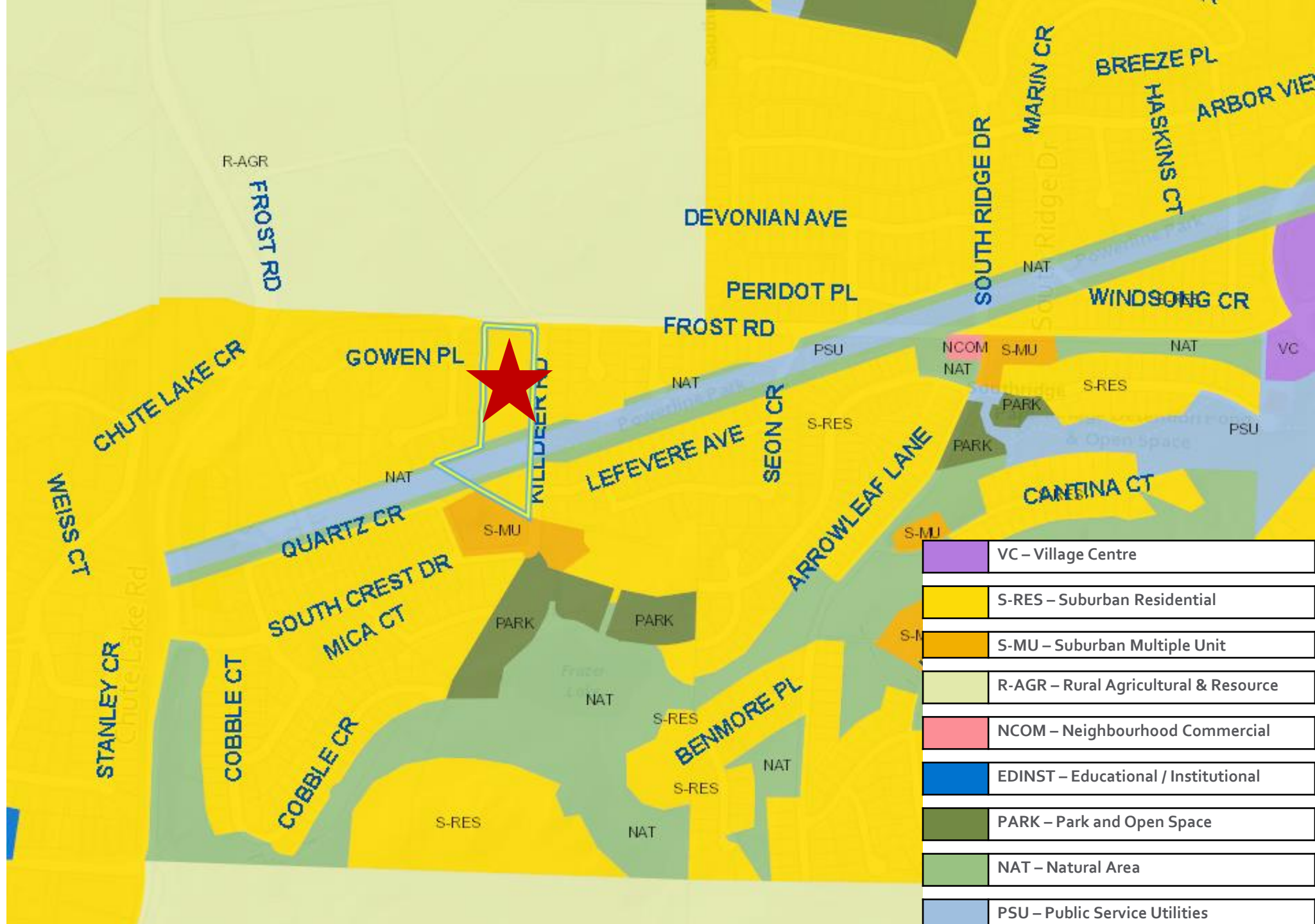


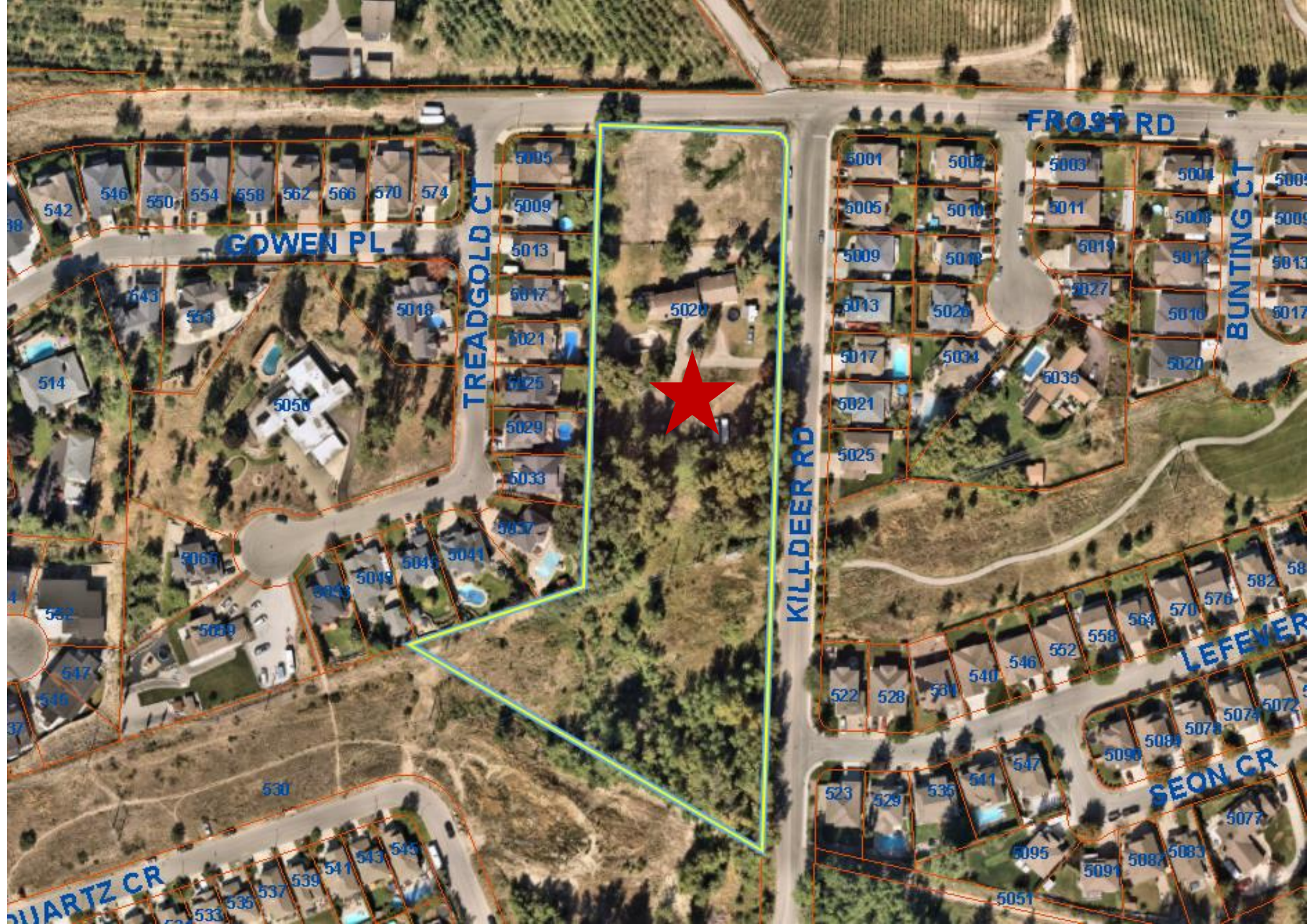
Context Map





Context Map: OCP Future Land Use



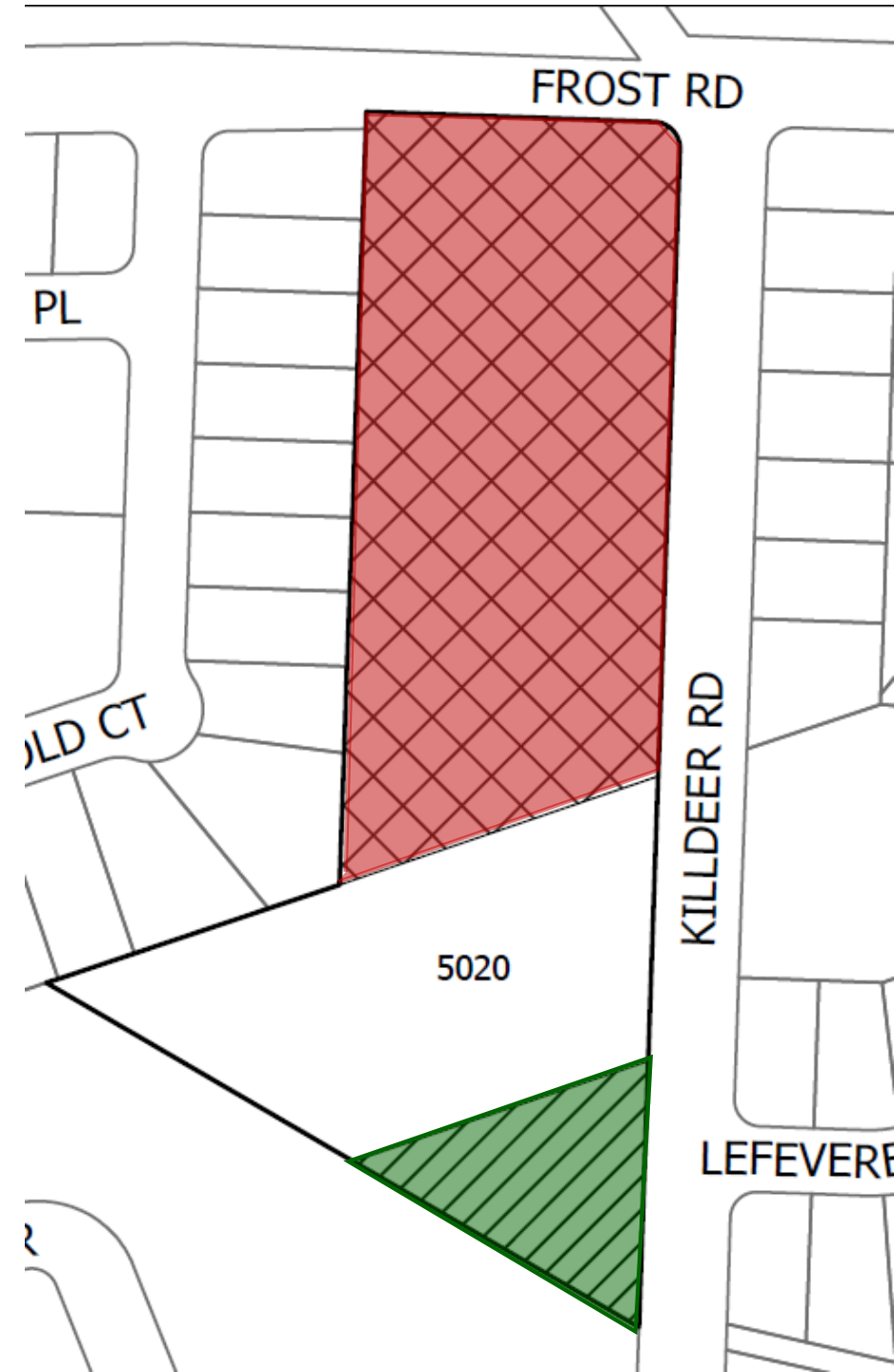




Proposed OCP Amendment

**S-RES – Suburban Residential
To
S-MU – Suburban Multiple Unit**

**S-RES – Suburban Residential
To
NAT – Natural Areas**

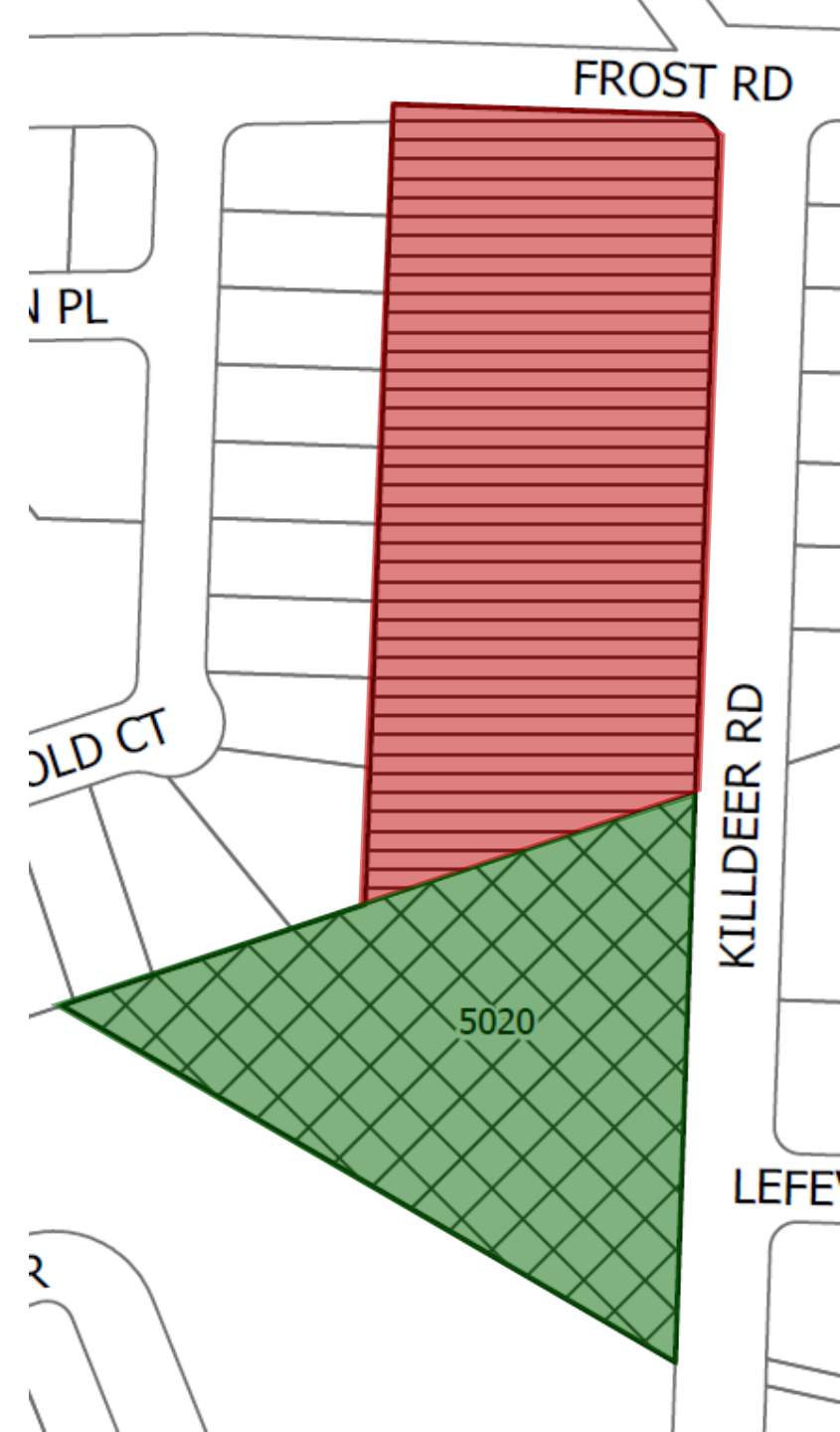




Proposed Zoning Amendment

**RR2 – Small Lot Rural Residential
To
MF2 – Townhouse Housing**

**RR2 – Small Lot Rural Residential
To
P3 – Parks and Open Space**



“MF2” Townhouse Housing Zone

Purpose:

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses:

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

“MF2” Townhouse Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Potential Number of Units	39 + Bonus Density Options
Maximum Site Coverage of Buildings	55%

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Light green
5 min walk to park	Dark Green
10 min bike to public school	Dark Green
20 min bus to village centre / employment hub	Light green
Retaining trees and/or adding trees	Dark Green
OCP Climate Resilience Consistency	Light green

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- Suburban Neighbourhoods (Chapter 7)
- Property located within PGB
- Near Ponds Village Centre
- Considerations for environmental and hillside context
- Additional linear park connectivity (Chapter 10)

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Objectives in Chapter 7 Suburban Residential
 - Ground-Oriented Housing
 - Hillside Housing Forms
 - Dedication for future linear pedestrian corridor
 - Natural Environment Development Permit required
 - Form and Character Development Permit to follow for Council consideration